

52621

98 FEB -4 MS 16

Vol. 1118 Page 3541

SEND TAX STATEMENTS AND
AFTER RECORDING RETURN TO:
Stafford Ranches, a Partnership
1110 Laughlin Rd.
Prineville, OR 97754

NTC 1396-8851

AMERITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

-SPECIAL WARRANTY DEED-

MARION B. PINNEO, Grantor, conveys and specially
warrants to STAFFORD RANCHES, a partnership, Grantee, the
following described real property situated in Klamath County,
Oregon, free of encumbrances created or suffered by the Grantor
except as specifically set forth herein:

Township 30 South, Range 8 East of the Willamette
Meridian, Klamath County, Oregon
Section 13: SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; Lots 1 and 2; SE $\frac{1}{4}$ of the
SW $\frac{1}{4}$; SW $\frac{1}{4}$ of the SE $\frac{1}{4}$
Section 25: S $\frac{1}{4}$ of the N $\frac{1}{4}$; N $\frac{1}{4}$ of the S $\frac{1}{4}$; S $\frac{1}{4}$ of the SW $\frac{1}{4}$;
SW $\frac{1}{4}$ of the SE $\frac{1}{4}$
Section 36: N $\frac{1}{4}$ of the NW $\frac{1}{4}$
Township 30 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon
Section 18: Lot 4
Section 19: SE $\frac{1}{4}$
Section 29: W $\frac{1}{4}$ of the NW $\frac{1}{4}$
Section 30: Lots 1, 2, 3, and 4; E $\frac{1}{4}$ of the W $\frac{1}{4}$; SE $\frac{1}{4}$

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of the herein
described premises lying within the limits of streets, roads or
highway; (2) The assessment roll and the tax roll disclose that
the premises herein described have been specially assessed as
Farm Use Land. If the land becomes disqualified for the special
assessment under the statute, an additional tax may be levied; in
addition thereto a penalty may be levied if notice of
disqualification is not timely given; (3) Reservations and
restrictions as contained in deed to Restricted Indian Land to C.
C. Pinneo dated February 10, 1957 and recorded September 14, 1957
in Book 324, page 139, Deed Records of Klamath County, Oregon;
(4) Reservations, restrictions, easements and rights of way of
record and those apparent upon the land.

The true and actual consideration for this conveyance is
Three Hundred Twenty-Five Thousand and No/100ths (\$325,000.00),
which includes personal property. DOLLARS.

This instrument will not allow use of the property
described in this instrument in violation of applicable land use
laws and regulations. Before signing or accepting this
instrument, the person acquiring fee title to the property should
check with the appropriate City or County Planning Department to
verify approved use.

Until a change is requested, all tax statements shall
be mailed to Grantee at: Rt 2 Box 19, Prineville, OR 97754.

DATED this 17th day of January, 1989.

Marion B. Pinneo

BRANDNESS & BRANDNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. SPECIAL WARRANTY DEED

35

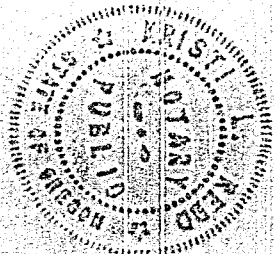
3542

STATE OF OREGON)

County of Klamath)

ss. Jan. 17, 1989.

Personally appeared the above-named MARION B. PINNEO,
and acknowledged the foregoing instrument to be her voluntary
act. Before me:



Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 4th day
of February A.D., 1998 at 11:16 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 3541.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kerstin Rose